

## Loomis Municipal Code

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[Title 13 ZONING](#)

[Division 2 ZONING DISTRICTS AND ALLOWABLE LAND USES](#)

## Chapter 13.24 - RESIDENTIAL ZONING DISTRICTS

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### 13.24.010 - Purpose.

This chapter lists the land uses that may be allowed within the residential zoning districts established by Section 13.20.020, determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size. (Ord. 205 § 1 (Exh. A), 2003)

### 13.24.020 - Purposes of the residential zoning districts.

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The purposes of the individual residential zoning districts and the manner in which they are applied are as follows.

- A. **RA (Residential Agricultural) Zoning District.** The RA district is applied to areas appropriate for agricultural uses such as orchards, nurseries and vineyards, cattle grazing and very low density residential uses, where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible. The maximum allowable density is 4.6 acres per dwelling unit. The RA zoning district is consistent with and implements the residential agricultural land use designation of the general plan.
- B. **RE (Residential Estate) Zoning District.** The RE district is applied to areas appropriate for large-lot single-family residential development, together with agricultural uses such as orchards, nurseries and vineyards, cattle grazing, where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible. The maximum allowable density is 2.3 acres per dwelling unit. The RE zoning district is consistent with and implements the residential estate land use designation of the general plan.
- C. **RR (Rural Residential) Zoning District.** The RR district is also applied to areas appropriate for large-lot single-family residential development, together with agricultural uses such as orchards and vineyards, where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible, but where the keeping of large animals occurs only on parcels of one acre or larger. The maximum allowable density is one acre per dwelling unit. The RR zoning district is consistent with and implements the rural residential land use designation of the general plan.
- D. **RS (Single-Family Residential) Zoning District.** The RS zoning district is applied to areas appropriate for neighborhoods of single-family homes, and related, compatible uses. The maximum allowable density ranges from one dwelling per half-acre, to two to six dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RS map symbol (see Section 13.24.050). The RS-5 district is intended to be applied only within the downtown area of Loomis. The RS zoning district is consistent with and implements the residential - low density and residential - medium density land use designations of the general plan.
- E. **RM (Medium Density Residential) Zoning District.** The RM zoning district is applied to areas appropriate for a variety of housing types, including small-lot single-family housing, and various types of multifamily housing (for example, duplexes, townhouses, and apartments). The maximum allowable density ranges from six to ten dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RM map symbol (see Section 13.24.050). The RM zoning district is consistent with and implements the residential - medium-high density land use designation of the general plan.
- F. **RH (High Density Residential) Zoning District.** The RH zoning district is applied to areas appropriate for various types of multifamily housing, including duplexes, townhouses and apartments. The maximum allowable density ranges from ten to fifteen units per acre. The RH zoning district is consistent with and implements the residential - high density land use designation of the general plan.
- G. **RH-20 (High Density Residential – 20 Units Per Acre Minimum) Zoning District.** The purpose of this overlay zoning district is to provide adequate sites for a minimum of one hundred twenty-nine very low and low-income units at a minimum of twenty units per acre “by right” (without conditional use permit or other discretionary action). The RH-20 zoning district is an overlay district that is applied to a portion of “The Village at Loomis” project site. It provides flexibility in site planning by allowing up to seven acres of the project to be developed with high density residential. Alternative standards to the RH development standards in Section 13.24.040 Table 2-4 and the RH Specific Use Regulations in Section 13.42.250 may be considered in order to achieve the goal of meeting affordable housing requirements. The RH-20 zoning district is consistent with and implements the 2013-2021 Housing Element of the General Plan. (Ord. 255 § 1, 2014; Ord. 205 § 1 (Exh. A), 2003)

### 13.24.030 - Residential district land uses and permit requirements.

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Table 2-2 identifies the uses of land allowed by this title in each residential zoning district, and the land use permit required to establish each use, in compliance with Section 13.22.030.

**NOTE:** Where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this title may also apply. (Ord. 205 § 1 (Exh. A), 2003)

### 13.24.040 - Residential district general development standards.

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-3, and 2-4 in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 of this title.

TABLE 2-2  Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P	Permitted Use, Zoning Clearance required						
	MUP	Minor Use Permit required						
	UP	Use Permit required						
	S	Permit requirement set by Specific Use Regulations						
	—	Use not allowed						
LAND USE <sup>(1)</sup>	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations	
	RA	RE	RR	RS	RM	RH <sup>(5)</sup>		
<b>AGRICULTURAL AND OPEN SPACE USES</b>								
Agricultural accessory structure	P	P	P	—	—	—	13.42.040	
Animal keeping	S	S	S	S	S	S	13.42.060	
Crop production, horticulture, orchard, vineyard	p <sup>(2)</sup>	p <sup>(2)</sup>	p <sup>(2)</sup>	—	—	—		
Plant nursery, retail	MUP	MUP	—	—	—	—	13.42.180	
Plant nursery, wholesale, 5 acres or less	MUP	MUP	MUP	—	—	—	13.42.180	
Plant nursery, wholesale, more than 5 acres	MUP	MUP	—	—	—	—	13.42.180	
Storage of petroleum products for on-site use	P	P	—	—	—	—		
Winery	UP	UP	—	—	—	—	13.42.290	
<b>RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>								
Club, lodge, private meeting hall	UP	UP	UP	—	—	—		
Golf course, country club	UP	UP	UP	UP	—	—		
Equestrian facilities	UP	UP	UP	—	—	—		
Parks and playgrounds, public	P	P	P	P	P	P		
Private residential recreation facility	MUP	MUP	MUP	MUP	MUP	MUP		
Religious facility	UP	UP	UP	UP	UP	UP	13.42.230	
<b>RESIDENTIAL USES<sup>(4)</sup></b>								
Carriage house	—	—	—	P	P	—	13.42.270	
Home occupation	P	P	P	P	P	P	13.42.120	
Household pets (see also “animal keeping” above)	p <sup>(2)</sup>	p <sup>(2)</sup>	p <sup>(2)</sup>	p <sup>(2)</sup>	p <sup>(2)</sup>	p <sup>(2)</sup>	13.42.060	
Mobile home - In mobile home park	P	P	P	P	P	P	13.42.160	
Mobile home - Outside of mobile home park	P	P	P	P	P	P	13.42.150	
Mobile home - Special needs	MUP	MUP	MUP	MUP	—	—	13.42.170	
Mobile home park	UP	UP	UP	UP	UP	UP	13.42.160	
Multifamily housing, 2 units	—	—	—	UP	P	P	13.42.250	
Multifamily housing, 3 to 5 units	—	—	—	—	P	P	13.42.250	
Multifamily housing, 6 to 9 units	—	—	—	—	MUP	P	13.42.250	
Multifamily housing, 10 or more units	—	—	—	—	UP	MUP	13.42.250	
Organizational house (sorority, monastery, etc.)	UP	—	—	—	UP	UP		
Residential accessory use or structure	P	P	P	P	P	P	13.42.260	
Residential care facility, 6 or fewer clients	P	P	P	P	P	P		
Residential care facility, 7 or more clients	—	—	UP	UP	UP	UP		
Residential care facility for the elderly (RCFE)	—	UP	UP	UP	UP	UP	13.42.240	
Residential care facility for the elderly (RCFE), 6 or fewer clients	P	P	P	P	P	P		
Residential care facility for the elderly (RCFE), 7 or more clients	UP	UP	UP	UP	UP	UP		

TABLE 2-2  Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required UP Use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed						Specific Use Regulations
	PERMIT REQUIRED BY DISTRICT						
LAND USE <sup>(1)</sup>	RA	RE	RR	RS	RM	RH <sup>(5)</sup>	
<b>AGRICULTURAL AND OPEN SPACE USES</b>							
Rooming or boarding house	—	—	—	—	UP	UP	
Second unit	P	P	P	P	P	—	13.42.270
Single-family dwelling	P	P	P	P	P	—	
Zero lot line single-family dwelling	—	—	—	P	—	—	13.42.300
<b>RETAIL TRADE</b>							
Accessory retail and services	P	P	P	P	—	—	13.42.030
Hay/feed sales	MUP	MUP	MUP	—	—	—	13.42.110
Produce stand	MUP	MUP	MUP	—	—	—	13.42.200
<b>SERVICES</b>							
Bed and breakfast inn (B&B)	UP	UP	UP	UP	—	—	13.42.070
Adult day care - 6 or fewer clients	P	P	P	P	P	P	
Adult day care - 7 or more clients	MUP	MUP	MUP	MUP	MUP	MUP	
Cemetery	UP	UP	UP	—	—	—	
Child day care - Large family day care home	P	P	P	MUP	MUP	MUP	13.42.080
Child day care - Small family day care home	P	P	P	P	P	P	
Child or adult day care center	UP	UP	UP	UP	UP	UP	13.42.080
Kennel, animal boarding	UP	UP	—	—	—	—	13.42.060
Medical services - Extended care	UP	UP	UP	UP	UP	UP	
Public buildings and uses	UP	UP	UP	UP	UP	UP	
Veterinary clinic, animal hospital	UP	UP	—	—	—	—	
<b>TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE</b>							
Pipeline, utility transmission or distribution line	UP	UP	UP	UP	UP	UP	
Sound wall	MUP <sup>(3)</sup>	MUP <sup>(3)</sup>	MUP <sup>(3)</sup>	MUP <sup>(3)</sup>	MUP <sup>(3)</sup>	MUP <sup>(3)</sup>	
Telecommunications facility	S	S	S	S	S	S	13.44
Utility facility	UP	UP	UP	UP	UP	UP	
Utility infrastructure	P	P	P	P	P	P	
Windmill for electricity generation	UP	UP	—	—	—	—	13.42.280

**Key to Zoning District Symbols**

<b>RA</b>	Residential Agricultural	<b>RS</b>	Single-Family Residential
<b>RE</b>	Residential Estate	<b>RM</b>	Medium Density Residential
<b>RR</b>	Rural Residential	<b>RH</b>	High Density Residential

**Notes:**

- (1) See Division 8 for land use definitions.
- (2) Zoning clearance not required if the use complies with all other applicable town approval requirements and standards.
- (3) Solid walls in setback areas are discouraged in Loomis. A minor use permit for a maximum six-foot tall wall for a home existing as of May 2008 may be approved by the planning commission if they can find that a sound/solid wall is the only feasible alternative. Noise measurements (to be taken from the interior of the residence with windows closed) will be required with the application and reviewed in accordance with Table 3-3, Noise Standards for Short-Duration Events Near Residential Areas (13.30.070). Design must be compatible with the neighborhood and character of Loomis as determined by the planning commission.
- (4) Supportive and transitional housing shall be subject only to those restrictions that apply to other residential dwellings of the same type (e.g., single-family, multifamily) in the same zone.
- (5) See 13.24.020(G) for RH-20 zone district.

**TABLE 2-3 - RA, RE, AND RR DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	RA Residential Agricultural	RE Residential Estate	RR Rural Residential
<b>Minimum lot size</b>	<i>Minimum area and width for parcels proposed in new subdivisions.</i>		
Area (net)	4.6 acres	2.3 acres	40,000 sf <sup>(1)</sup>
Width	160 ft.	160 ft.	135 ft.
Depth	100 ft.		
Frontage	100 ft., unless approved as a cul-de-sac lot or flag lot.		
<b>Residential density</b>	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>		
Maximum density	4.6 acres per unit	2.3 acres per unit	40,000 sf per unit
Minimum density allowed	Each legal parcel in a residential zoning district will be allowed one single-family dwelling, regardless of lot area; parcels may also be allowed a second unit in compliance with Section 13.42.270 (Second Units and Carriage Houses).		
<b>Setbacks</b>	<i>Minimum setbacks required. See Section 13.30.110 for exceptions.</i>		
Front	50 ft. from property line (75 ft., if a public or private street or street easement is within setback area)		
Side - Interior (each)	25 ft.		20 ft.
Side - Corner	Same as front setback		
Rear	25 ft.		20 ft.
Accessory structures	See Sections 13.42.040 (Agricultural Accessory Structures) and 13.42.260 (Residential Accessory Structures)		
Building separation	20 ft. between a garage and another structure on the site if needed for vehicular ingress and egress to and from the garage; 6 ft. between other structures on the same site.		
<b>Lot coverage</b>	<i>Maximum percentage of total lot area that may be covered by structures.</i>		
	20%; the review authority may allow up to 25% coverage on a nonconforming parcel that it determines is significantly smaller than the minimum area required by the zone (i.e., 25% or less of the required lot area).		20%
<b>Height limit</b>	<i>Maximum allowable height of structures. See Section 13.30.050 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft. and 2 stories		
<b>Landscaping</b>	See Chapter 13.34 (Landscaping Standards)		
<b>Parking</b>	See Chapter 13.36 (Parking and Loading)		
<b>Signs</b>	See Chapter 13.38 (Signs)		

**Notes:**

- (1) A minimum lot area less than 2.3 acres is allowed only where community water or sewer service is provided.
- (2) An existing parcel in the RR zone that is less than 24,000 sf may use the setbacks required for the RS zone.
- (3) Residential accessory structures on lots less than 20,000 square feet may not exceed 15'; all others require a MUP in order to be over 15' high, pursuant to Section 13.42.260(D)(2).
- (4) Second stories on lots less than 40,000 square feet in size are specifically governed by Section 13.42.265.

**TABLE 2-4 - RS, RM, AND RH DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	RS Single-Family Residential	RM Medium Density Residential	RH High Density Residential
<b>Minimum lot size</b>	<i>Minimum area and width for parcels proposed in new subdivisions.</i>		
Area (net)	See Section 13.24.050, Table 2-5		10,000 sf <sup>(1)</sup>

Development Feature	Requirement by Zoning District		
	RS Single-Family Residential	RM Medium Density Residential	RH High Density Residential
Width			60 ft.
Depth			100 ft.
<b>Residential density</b>	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>		
Maximum density	See Section 13.24.050, Table 2-5		1 unit per 3,000 sf of site area
<b>Setbacks</b>	<i>Minimum and, where noted, maximum setbacks required for primary structures. See Section 13.30.110 for exceptions to these requirements.</i>		
Front	20 ft.	15 ft., 25 ft. maximum allowed	
Side - Interior (each)	Both interior side setbacks shall total a minimum of 20 ft., with neither side less than 5 ft. 10 ft. is required in the RS-5 zoning district for a 2-story building wall.		
Side - Corner	20 ft.	15 ft.	
Rear	20 ft.		6 ft.
Accessory structures	See Section 13.42.260 (Residential Uses - Residential Accessory Structures)		
Building separation	20 ft. between a garage and another structure on the site, if needed for vehicular ingress and egress to and from the garage; 6 ft. between other structures on the same site.		
<b>Lot coverage</b>	<i>Maximum percentage of total lot area that may be covered by structures.</i>		
	See Table 2-5		40%
<b>Height limit</b>	<i>Maximum allowable height of structures. See Section 13.30.050 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft., 2 stories in RS-20 30 ft., 2 stories elsewhere	30 ft. and 2 stories	
<b>Landscaping</b>	See Chapter 13.34 (Landscaping Standards)		
<b>Parking</b>	See Chapter 13.36 (Parking and Loading)		
<b>Signs</b>	See Chapter 13.38 (Signs)		

**Notes:**

- (1) A condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of this chapter, and the total number of dwellings does not exceed the maximum density allowed by the applicable zoning district.
- (2) Residential accessory structures on lots less than 20,000 square feet may not exceed 15'; all others require a MUP in order to be over 15' high, pursuant to Section 13.42.260(D)(2).
- (3) Second stories on lots less than 40,000 square feet in size are specifically governed by Section 13.42.265.

(Ord. 255 § 1, 2014; Ord. 239 § 3, 2008; Ord. 230 §§ 1, 2, 2007; Ord. 225 §§ 1, 2, 2005; Ord. 224 § 1, 2005; Ord. 220 §§ 1, 2, 2005; Ord. 211 §§ 2, 3, 5, 6, 2004; Ord. 205 § 1 (Exh. A), 2003)

### 13.24.050 - RS & RM district density—Parcel size—Site coverage.

The maximum allowable density, minimum parcel size requirements for new subdivisions, and maximum site coverage requirements for parcels in the RS and RM zoning districts are established by Table 2-5. The application of these requirements to property within the town is shown on the zoning map (Chapter 13.20) by means of a numerical suffix being appended to the RS and RM zoning map symbols. Each applicable suffix is shown in the “Zoning District and Suffix” column of Table 2-5.

**TABLE 2-5 - RS & RM DENSITY, PARCEL SIZE, AND SITE COVERAGE**

Zoning District and Suffix	Maximum Number of Dwelling Units (units) per Parcel	Minimum Lot Size			Maximum Site Coverage
		Area (net)	Width	Depth	
RS-20	1 dwelling unit. Section 13.42.270 determines whether a carriage house or second unit may also be allowed	20,000 sf	100 ft	100 ft	25%
RS-10		10,000 sf	60 ft	100 ft	30%
RS-10a		10,000 sf avg. <sup>(2)</sup>	60 ft	100 ft	30%

Zoning District and Suffix	Maximum Number of Dwelling Units (units) per Parcel	Minimum Lot Size			Maximum Site Coverage
		Area (net)	Width	Depth	
RS-7		7,000 sf	60 ft	100 ft	35%
RS-5		5,000 sf	55 ft	80 ft	35%
RM-5	1 unit per 4,500 sf of site area	5,000 sf <sup>(1)</sup>	55 ft	80 ft	40%
RM-3.5	1 unit per 3,500 sf of site area	3,500 sf <sup>(1)</sup>	50 ft	70 ft	50%

**Notes:**

- (1) A condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of this chapter, and the total number of dwellings does not exceed the maximum density allowed by the applicable zoning district.
- (2) Individual parcels may be less than 10,000 square feet provided that the average lot size for all the parcels in the subdivision is at least 10,000 square feet.

(Ord. 205 § 1 (Exh. A), 2003)

### **13.24.060 - RE district standards.**

Subdivisions, other development and new land uses within the RE zoning district located immediately northwest of the intersection of Rocklin and Barton Roads shall comply with the following standards, as applicable.

- A. **Coordinated Planning.** The planning of proposed subdivision and development in this residential estate designation is encouraged to be coordinated among the different property ownerships.
- B. **Minimum Lot Area.** Proposed subdivisions shall be designed to provide parcels with a minimum of 4.6 acres along the Barton and Rocklin Road frontages, and a minimum of 2.3 acres when located away from Barton and Rocklin Roads.
- C. **Setbacks.** To the extent feasible, building sites should be set back from Rocklin Road and Barton Road to retain native vegetation and terrain features, and preserve the present appearance as a rural road corridor.
- D. **Access.** Access to new parcels shall be provided by new roads from Barton Road and Rocklin Road, with no individual driveway access to Rocklin Road. (Ord. 205 § 1 (Exh. A), 2003)

### **13.24.070 - RS district standards.**

Development within the RS zoning district on the site immediately south of the H. Clark Powers School on the west side of Humphrey Road shall comply with the following standards, consistent with Specific Area Policy 6, Section G of the Land Use and Community Development Element of the General Plan.

- A. The allowable density of two to six dwelling units per acre shall be distributed on the site with lower density on the edges of the parcel.
- B. An application proposing subdivision of the property shall demonstrate special attention to potential flooding and drainage issues, and any proposed project shall be designed to create no greater volume of storm water runoff to downstream properties after development. (Ord. 205 § 1 (Exh. A), 2003)

### **13.24.080 - Clustered residential development.**

- A. **Purpose and Intent.** This section provides for the subdivision of properties within large-lot residential zoning districts, whereby individual homesite parcels are clustered within carefully selected areas of the original parcel to be subdivided.
- As provided by the general plan, clustered residential development is intended for use under very limited circumstances, where specific site characteristics of access, scenic rural character, slopes, soil stability, environmental resources, infrastructure or other similar factors are sufficiently sensitive or constraining to warrant a different approach to subdivision than provided by the normal minimum parcel size requirements of the applicable zoning district.
  - In these cases, the town may allow development to be clustered in restricted areas of the site, on parcels smaller than normally allowed by the applicable zoning district, in return for permanently maintaining the more sensitive areas in an undeveloped state, and provided that the total residential density does not exceed that allowed by the applicable zoning district and the general plan.
  - It is the intent of the town that the approval and construction of a clustered residential development shall not be used as justification for a subsequent amendment to the general plan designation or zoning of the overall site or any individual parcel.
- B. **Where Allowed.** Clustered residential development in compliance with this section shall be allowed only within the RA, RE, and RR zoning districts.

C. **Permit Requirement.** Clustered residential development shall require use permit approval in addition to tentative and final map approval. Use permit approval shall include conditions specifying a phasing schedule for the recordation of a final map and, where applicable, the installation of required improvements, and a date for the expiration of town approvals in the event the subdivision and development is not completed within the specified schedule.

D. **Maximum Density and Number of Parcels.** The maximum number of individual building sites allowed in a clustered residential development shall not exceed the number of parcels allowed through application of the minimum lot area requirements established for the applicable zoning district by this chapter. Net lot area (see definition of "lot area") shall be used to determine the number of allowable parcels.

E. **Parcel Area and Open Area Requirements.** The minimum area required of a parcel to be subdivided to qualify for clustered residential development, and the minimum area of parcels created through cluster division shall comply with the requirements of Table 2-6.

**TABLE 2-6 - MINIMUM PARCEL SIZE FOR CLUSTERED RESIDENTIAL**

Zoning District	Minimum Area of Parcel to be Subdivided <sup>(1)</sup>	Minimum Area of Building Site Parcels <sup>(1) (2)</sup>	Minimum Area of Open Space Parcel <sup>(3)</sup>
RA	40 acres	2.3 acres	40%
RE	40 acres	1 acre	60%
RR	10 acres	10,000 sf	50%

**Notes:**

- (1) Net lot area.
- (2) A minimum lot area of less than 2.3 acres may be approved only when community water or sewer service is provided.
- (3) The minimum area is expressed as a percentage of the gross area of the parcel to be subdivided.

F. **Design Standards.**

1. **Open Space Parcel Required.** A clustered residential development shall include at least one open space parcel, which shall not be developed with structures other than agricultural accessory buildings. The open space parcel may be used for any of the following, if specifically authorized by the use permit approval for the clustered development: crop production, orchards, or grazing; habitat or other nature preserves, water storage or recharge; scenic areas; or other similar open space use.

2. **Guarantee of Open Space.** The required open space parcel shall be maintained as open space in perpetuity. The permanent open space shall be guaranteed by an open space easement, or dedication of fee or partial fee title to a public or quasi-public agency (e.g., the town, a land trust, etc.).

3. **Site Design.**

- a. Site disturbance shall be minimized by clustering, locating roads along contours, and building site selection.
- b. Access to off-site roads shall be limited, with clustered parcels having access from interior roads wherever feasible.
- c. Development shall be designed to be consistent with the character of the immediate surrounding areas as determined by the applicable zoning district.
- d. Building site parcels shall be clustered and located within the parcel to be subdivided to minimize the visibility of proposed residential units and other structures from public roads and abutting parcels.
- e. The clustered parcels and the overall development shall at no time be gated to limit public access to the roads within the site.

G. **Required Findings.** The approval of a use permit to allow a clustered residential development shall require that the review authority first make all of the following findings, in addition to those otherwise required for use permit approval by Section 13.62.050.

1. The proposed project will be more compatible with existing and future land uses adjacent to the site and in the vicinity than a conventional subdivision of the site;
2. The proposed project will more effectively and appropriately mitigate environmental impacts, including the avoidance and preservation of environmentally sensitive areas on the site than a conventional subdivision of the site; and
3. The proposed project will more effectively and appropriately maintain the rural character of Loomis in terms of the visibility of proposed structures and site improvements from public roads and adjacent parcels than a conventional subdivision of the site. (Ord. 212 §§ 8, 9, 2004; Ord. 211 § 3, 2004; Ord. 205 § 1 (Exh. A), 2003)

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